

HISTORIC BUILDING 20

7801 62nd Avenue NE

Warren G. Magnuson Park
Seattle, Washington 98115





Development Proposal 2011



View to South – Exterior



View to East – Lake Washington



View to North – Interior



Accessory Space



Accessory Space - Mezzanine

PROPERTY SUMMARY

Address:	7801 62 ND Avenue NE Building 11 (Former Navy Public Works)	Area:	NE Seattle, Sand Point-View Ridge 7 miles Seattle CBD 3.5 miles UW Main Campus
Building Size:	1st Floor 1,845 SF, Accessory 205 SF Potential Deck Area Approx. 1,400 SF Total Building 11, 59,206 SF Ceiling Height 15'-6" to 16'-6" Construction Year: Building 11 1937-1945, Building 20 1937-1938	Utilities	Electric: SCL service 2014, tenant connects to power & installs circuit panel Water: 2-inch copper service 2013, tenant connects water Sewer: tenant connects to adjacent 4-inch line Telecom: tenant connects service to adjacent demarc, Comcast, CenturyLink available Gas Installation: SPU/PSE will provide gas lines to the building, tenant connects to gas line
Parking:	More than 300 Free Stalls within 500 FT	Lease Terms	Less than five years, Superintendent approval More than five years, Superintendent & City Council approval
Permits	Require change of use from office Meet city Building & Energy Codes Meet Full ADA requirements Landmarks Preservation Board approval of exterior alterations, including signage	Desired Uses:	Year-round food and/or beverage services serving building tenants and park visitors Beverage only proposals are encouraged, including but not limited to Breweries and Wineries
Major Building Tenants:	Seattle Waldorf High School, Cascade Bicycle Club, Sail Sand Point, Boyer Children's Clinic	Amenities & Walking Distance:	5 Min – Magnuson Athletic Club, Arena Sports, Sail Sand Point, Burke-Gilman Trail 10 Min – Tennis Center Sand Point, Magnuson Community Center
Traffic	16,300 ADT Sand Point Way NE (2014) 2,000 Estimated Peak Day Trips to North Shore area (Building 11 tenants, Arena Sports, Magnuson Athletic Club)	Demo-graphics	9 Minute Drive Time Estimates (2016) Population: 77,000 Households: 31,000 Median Household Income: \$82,716

SITE BACKGROUND AND CONDITION

BACKGROUND

Building 20 is an approximately 1845 square foot space located in the North Shore Recreation Area of Magnuson Park, at 7801 62nd Avenue NE, Seattle WA. 98115. Seattle Parks and Recreation (SPR) owns a large inventory of facilities, park land, and office spaces. Warren G. Magnuson Park is the second-largest park in Seattle at 308 acres, located in northeast Seattle on the site of former Naval Air Station Seattle. In the late 1990s properties including major buildings were conveyed to SPR, including Building 20. This building was one of the first constructed in this area of the air station in the late 1930s and was named "Torpedo Shop". Building 11 was constructed to the south and over the period 1937-1994 eventually grew around Building 20. From World War II through the end of Navy use, Building 11 functioned as the public works building, housing offices in the south end, workshops and material storage in north end. No water or sewer service is located within Building 20. A former restroom is located on the north side of the building and contains approximately 205 square feet. This area will be included in a concession agreement. There are more than 300 parking stalls available within 500 feet of the building. Three sets of ADA-compliant public men's and women's restrooms are located adjacent to the building. A 300-space parking lot is located adjacent to buildings 20 and 11. This parking lot is open to the concessionaire and its visitors, as well as other adjacent tenants and park visitors.

CONDITION

SPR anticipates that robust building improvements will be necessary to obtain a certificate of occupancy. The successful proposer must plan to install new electric service within Building 20 or the adjacent space to the north to meet power requirements. Main electric transformers for Building 11 are located within 20 feet of Building 20. Additionally, the successful proposer will need to establish water and sewer service in Building 20. Any and all utility improvements will be the responsibility of the proposer, who will be solely responsible for the full cost of the work. Any equipment which requires modification to the building roof and/or shell may be proposed, but these improvements will become the property of the City upon completion or termination of the agreement. Proposers should understand this to include, but not be limited to, equipment such as sinks, fry hood and associated venting and fans. Minor enlargement of the facility, such as installing a deck or patio may be proposed, but no major changes to the building shell will be considered.

Note: all design drawings and must be reviewed in advance and approved by SPR before applying for applicable land use and building permits. Building 20 is located within two overlapping historic districts. All improvements which impact exterior architectural elements must be reviewed in advance by SPR and submitted to the State Historic Preservation Office and the Seattle Landmarks Preservation Board for review and approval. All review fees will be the responsibility of the concessionaire.

REQUEST FOR EXPRESSIONS OF INTEREST

OBJECTIVES AND REQUIREMENTS

SPR wants to secure a concession operation that will be financially viable, profitable and will be maintained and operated at the highest standards. In addition, the operation should make a significant improvement to the visual quality and ambience of the park and its community while providing a convenience for the public.

LINES OF BUSINESS

Based on other concessions within Seattle parks, SPR believes that a food and/or beverage service is best suited for this location including, but not limited to, breweries, wineries, restaurants, and cafes. However, SPR will entertain all proposals for services at this facility. The proposer must be prepared to submit a food and/or beverage menu at SPR's request, and should be prepared to provide samples to evaluators as part of the evaluation process. Alcohol may be served in an enclosed area with all state requirements and permits met at the sole expense of the concessionaire. The sale of additional items is subject to SPR approval.

REQUIREMENTS DURING THE TERM OF THE AGREEMENT

1. The successful proposer will be responsible for obtaining any and all necessary approvals, permits and licenses for any construction and lawful operation of this concession.
2. The concessionaire will be required to carry general liability insurance coverage and property damage liability insurance coverage, and replacement value in fire and casualty coverage with the City of Seattle named as Additional Insured. Additional coverage may be required if the sale of alcohol is proposed.
3. Proposers should be aware that this concession will be developed and operated pursuant to a concession agreement issued by SPR.
4. The successful proposer will be required to submit proof of financing for the proposed business,
5. In the construction and alteration of the Premises, concessionaire shall comply with all applicable laws and regulations including, but not limited to, the Americans with Disabilities Act (ADA) and its design standards under both Titles II and III thereof.
6. The concession permit will be awarded to the successful proposer.
7. The concessionaire will be responsible for all installation costs connected with the operation of this concession. This includes but is not limited to installing all necessary utilities, service lines, conduits, water meters, pipes, etc. The concessionaire will be required to remove any unsuitable existing materials as required. SPR makes no representations that there are adequate utilities currently in place at the site.
8. The concessionaire will supply all equipment necessary for the operation of this concession. All fixed equipment becomes the property of SPR upon installation, at its option. Should SPR choose not to exercise this option, it will be the responsibility of the concessionaire to remove fixed equipment and return the licensed premises to SPR in a condition as good as or better than that at the commencement of the license term.
9. At the end of each operating year, the concessionaire will be required to submit a detailed income and expense statement for the past year's operation.
10. The selling or advertisement of cigarettes, cigars, or any other tobacco products is strictly prohibited. It is the concessionaire's responsibility to adhere to and enforce this policy.
11. The concessionaire will be obligated to maintain a regular cleaning schedule, as well as a regular extermination service schedule.
12. The concessionaire will be required to make all necessary repairs to the licensed premises during the term of the license.
13. The concessionaire will be responsible for maintaining total security within the licensed premises and the immediate surrounding area.
14. The concessionaire must cooperate with SPR during permitted special events or other unanticipated eventualities, such as occasional maintenance to building systems or shared spaces.
15. The concessionaire must pay all taxes applicable to the operation of the concession. With the exception of the City of Seattle Sales Tax on Food, no such applicable taxes may be deducted from gross receipts.

16. In addition to a SPR permit, the concessionaire must obtain a King County Health Department License. The concessionaire will also be required to obtain all necessary city, state and federal permits necessary for the outfitting and operation of this concession.

REQUEST FOR EXPRESSIONS OF INTEREST TIMETABLE

March 21, 2017		Request for EOI will be advertised in the 'Daily Journal of Commerce'
March 27, 2017	1:00 PM	1st "open house" site visit opportunity
April 10, 2017	1:00 PM	2nd "open house" site visit opportunity
May 5, 2017	5:00 PM	Expression of Interest Form Submittal Due
May 6, 2017 – May 20, 2017		Interviews (optional by SPR)
May 21, 2017		Notification of Award to all respondent
May 22, 2017 – September 30, 2017		Negotiation/Legislation prepared for City Council (if applicable)
October 1, 2017		Presentation at City Council (if applicable)
January 1, 2018		Begin construction

***PLEASE NOTE:** this schedule is subject to change as circumstances warrant and at SPR's sole discretion*

EXPRESSION OF INTEREST SUBMISSION INSTRUCTIONS

Fill out the Expression of Interest form, providing detailed responses to the questionnaire, which can be found here: <http://www.seattle.gov/parks/about-us/do-business-with-us>

Submit your Expression of Interest form utilizing one of the three options below:

Shipping & Hand Delivery Physical Address	US Post Office Mailing Address	Electronic Submittal (Preferred)
Seattle Parks and Recreation Warren G. Magnuson Park Attention: Cole Dietrich 6310 NE 74th St., Suite 109E Seattle, WA 98115	Seattle Parks and Recreation Warren G. Magnuson Park Attention: Cole Dietrich 6310 NE 74th St., Suite 109E Seattle, WA 98115	Email: Cole.Dietrich@Seattle.gov Attachments must not exceed 20MB

Expression of Interest Submittals will need to be received by the due date referenced above in the Request for Expression of Interest Timetable.

EXPRESSION OF INTEREST SELECTION PROCESS GUIDELINES

Following the evaluation of the Expression of Interest, SPR has three options:

1. Approval of the proposal and enter negotiations;
2. Request additional information from the proposers; or
3. Reject the proposal.

***PLEASE NOTE:** the selection of the successful proposer will be at SPR's sole discretion and shall be deemed final and non-negotiable.*